



# County of San Diego

**MARK WARDLAW**  
DIRECTOR

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
[www.sdcounty.ca.gov/pds](http://www.sdcounty.ca.gov/pds)

## **PUBLIC DISCLOSURE NOTICE INTENT TO ADOPT FINDINGS PURSUANT TO SECTION 15183 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

May 3, 2018

NOTICE IS HEREBY GIVEN that the County of San Diego intends to adopt findings in accordance with the California Environmental Quality Act Section 15183 for the following project(s). The proposed findings and the associated analysis can be reviewed at [http://www.sdcounty.ca.gov/pds/ceqa\\_public\\_review.html](http://www.sdcounty.ca.gov/pds/ceqa_public_review.html), at Planning & Development Services (PDS), Project Processing Counter and 5510 Overland Avenue, Suite 110, San Diego, California 92123. Under this process, public review is not required however any comments received will be accepted and taken into consideration. A FAQ sheet on the 15183 CEQA exemption process can be located at <http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-202.pdf>. Comments on these findings must be sent to the PDS address listed above and should reference the project number and name.

### **NORDAHL ROAD TENTATIVE MAP; PDS2015-TM-5602; PDS2015-ER-15-08-008**

The project is a major subdivision proposing 15 residential lots. The 3.8-acre project site is located at 1217 Nordahl Road in the Hidden Meadows area of the North County Metropolitan Subregional Plan area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Village Residential (VR-7.3), Land Use Designation Village. Zoning for the site is Semi-Rural (SR). The proposed project is consistent with density and lot size requirements of the General Plan and Zoning Ordinance.

The proposed project consists of fifteen (15) single-family lots and two common lots as bioretention ponds. The site is developed with an existing single-family residence and accessory buildings that would be removed. Access to the proposed lots would be provided by a new private road that would connect to Nordahl Road and terminate in a cul-de-sac. The project would be served by sewer and imported water from the Vista Irrigation District. Annexation into the Vallecitos Water District would be required for sewer service. Sewer service would require an extension into the project site from Nordahl Road, where public sewer facilities are currently located. Public water is already provided to the site, however, the existing water facilities may need to be upgraded and expanded to accommodate the project. Earthwork will consist of a balanced cut and fill of 8,270 cubic yards of material.

Comments on the proposed findings and associated analysis must be received no later than **June 4, 2018 at 4:00 p.m.** (a 30 day public disclosure notice period). For additional information, please contact Nicolas Gustafson at (858) 495-5351 or by e-mail at [Nicolas.Gustafson@sdcounty.ca.gov](mailto:Nicolas.Gustafson@sdcounty.ca.gov).